

**(150004) Published in The Derby Reporter August 15, 2003**

**ORDINANCE NO. 45-758**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

**Case No. ZON 2000-35**

Zone change request from "SF-5" Single-Family Residential District to "GO" General Office District, and to P-O #79 Protective Overlay District, on property described as:

Lot 1, Block 1, Wichita Family Vision Addition, Wichita, Sedgwick County, Kansas.

Generally located on the west side of Tyler, south of Central.

**SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:**

1. The property shall be developed with a building that has a residential character, and that includes brick, masonry, wood or composite siding; a double-pitched roof with a minimum vertical rise of 4 inches for every twelve inches; and a maximum height of 25 feet.
2. The southern 94.7 feet shall be restricted to only those uses permitted in the "NO" Neighborhood Office district. Property development standards, including but not limited to minimum lot size, width and setbacks shall be those of the "NO" Neighborhood Office district.
3. Freestanding signs shall be monument type with a maximum height of 10 feet.
4. The southern 94.7 feet shall be restricted to one point of access onto Tyler Road.

**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

**ADOPTED this 8<sup>TH</sup> day of July, 2003.**

**ATTEST:**

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Pat Graves, City Clerk

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Carlos Mayans, Mayor

**(SEAL)**

**Approved as to form:**

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Gary E. Rebenstorf, City Attorney